This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/05/13 11:40 5 pgs
Fees:28.00 Taxes:2090.50
20130605-0057076

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Unique Holdings, LLC 1015 Westhaven Blvd., #220 Franklin, TN 37064	same	105-07-0-449.00 105-07-0-435.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dreamer Holdings, LLC**, a Tennessee Limited Liability Company, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Unique Holdings, LLC**, a Tennessee Limited Liability Company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

1414 Third Avenue South: Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Tennessee Mat Subdivision as shown on plat of record in Plat Book 7900, Page 787, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Dreamer Holdings, LLC by Special Warranty Deed dated August 21, 2007 from Alan Greenburg and Elliot Greenberg, Trustees of the Max Greenburg Living Trust dated October 28, 2003 and Charles Gross, individually of record in Instrument Number 20070823-0100777, Register's Office of Davidson County, Tennessee.

1287 Third Avenue South: Land lying and being in Davidson County, Tennessee, being more particularly described as follows:

Tract No.1: Being Lot No. 3 on the Plan titled "Hamilton vs Hancock" entered in Plan Book 1 at Page 101 in the Clerk and Master's Office for the Chancery Court at Nashville, Tennessee and for said county.

Said Lot No. 3 fronts 38 feet on the westerly margin of 3rd Avenue South, formerly College Street, and extends back 102 feet on the northerly line and 85 feet on the southerly line to the northeasterly margin of the right of way of the L&N, formerly the N&C Railroad.

Tract No. 2: Being the unnumbered lot referred to as Lot No. 1 in the deed to which reference is hereinafter made and the Lot No. 2, which front together on the westerly margin of 3rd Avenue South, formerly College Street, on the Plan of Lots No. 2 belonging to John Lumsden of record in Book 57, Page 116, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Dreamer Holdings, LLC by Special Warranty Deed dated August 21, 2007 from Alan Greenburg and Elliot Greenberg, Trustees of the Max Greenburg Living Trust dated October 28, 2003 and Charles Gross, individually of record in Instrument Number 20070823-0100777, Register's Office of Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. County property taxes for 2013 are a lien, but not yet due and payable.
2. As to 1414 3rd Avenue South: Subject to any and all notes and matters on the Plan of record in Plat Book 7900, Page 787, said Register's Office.
3. As to 1287 3rd Avenue South: Subject to any and all notes and matters on the Plan Titled Hamilton vs. Hancock in the Clerk and Master's Office of the Chancery Court at Nashville, Tennessee.
4. Any and all visible easements on and across subject property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever;

AND DREAMER HOLDINGS, LLC COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND DREAMER HOLDINGS, LLC FURTHER covenants and binds itself, my heirs and representatives, to warrant and forever defend the title to the said land to the

said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This improved property is known as: 1287 & 1414 Third Avenue South, Nashville, TN 37210.

WITNESS MY HAND this 3 day of June, 2013, in Los Angeles, California.

DREAMER HOLDINGS, LLC

X BY: _____
Dean Gelfand, Chief Manager

STATE OF California
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Dean Gelfand, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Dreamer Holdings, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand, at office in The UPS Store Los Angeles, CA, this 3 day of May, 2013.

_____
NOTARY PUBLIC

My Commission Expires: _____

ALDO ALDANA
Commission # 2020165
Notary Public - California
Los Angeles County
My Comm. Expires Apr 15, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

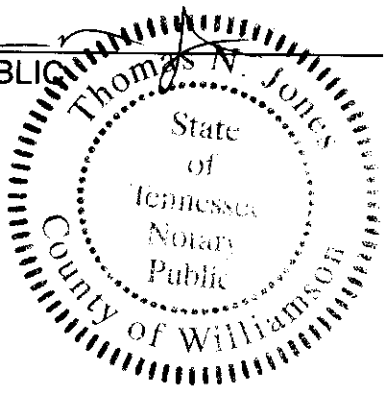
The actual consideration or value, whichever is greater for this transfer is $565,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 31st day of May, 2013, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 7/6/15



I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 10/20/2013

